



**Project title:** A Resolution designating the Metro Everett Area a Community Renewal Area suitable for community renewal projects and directing that a Community Renewal Plan be prepared

## City Council Agenda Item Cover Sheet

**Council Bill #**

**Project:** Community Renewal Area

**Partner/Supplier :** N/A

**Location:** Downtown Everett

**Preceding action:** N/A

**Fund:** Economic Development, 021

**Agenda dates requested:**

Briefing and Action:  
January 29, 2020

**Public hearing**

Yes ☐ No ☒

**Budget amendment:**

Yes ☐ No ☒

**PowerPoint presentation:**

X Yes ☒ No ☐

**Attachments:**

Proposed Resolution  
Designating a Community  
Renewal Area

**Department(s) involved:**

CPED – EconDev  
Admin  
Legal

**Contact person:**

Dan Eernisse

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**Initialed by:**

Department head

Administration

Council President

### Fiscal summary statement:

No fiscal impact is anticipated to designate a Community Renewal Area (CRA). Staff resources will be used to prepare the presentations, to interact with the public, and to draft the necessary documents.

Implementation of the CRA Renewal Plan may include financial impacts including:

- Noticing of the Public Hearing
- Proactive code enforcement expenses or staffing
- Incentives to encourage renewal
- Professional service contracts with outside consultants
- Acquisition of property

Financial impacts that exceed budgeted funds will be approved by Council through the budget amendment process.

### Project summary statement:

Staff provided a briefing on the CRA Project at Council's January 8<sup>th</sup> meeting.

Community renewal law in Washington State (RCW 35.81) provides an array of tools to revitalize areas suffering from substantial deterioration; unsanitary, unsafe, or unhealthy conditions; overcrowding; inappropriate mixes or uses of land or buildings; defective or inadequate street or lot layout; excessive land coverage; persistent or high levels of unemployment or poverty; diversity of ownership; or tax or special assessment delinquencies. Collectively these conditions are referred to as blight.

A city may designate an area suffering from any of these issues as a CRA. Following designation, the city must adopt a CRA Renewal Plan that outlines its strategy for revitalizing the CRA.

Staff proposes that the Downtown CRA can be renewed through proactive code enforcement, incentives for private investment, and a targeted block-by-block effort guided by a stakeholder task force. The Public Hearing and Action on the CRA Renewal Plan is anticipated at the March 4, 2020 Council meeting.

### Recommendation (exact action requested of Council):

Adopt a Resolution designating the Metro Everett Area a Community Renewal Area suitable for community renewal projects and directing that a Community Renewal Plan be prepared.





**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION designating the Metro Everett Area a Community Renewal Area Suitable for Community Renewal Projects and Directing that a Community Renewal Plan Be Prepared**

**Whereas,**

- A. Under Chapter 35.21 RCW (the "Community Renewal Act" or the "Act") the City is authorized to undertake certain community renewal activities within areas of the City designated as "blighted, as that term is defined in the Act.
- B. The City of Everett desires to encourage revitalization and economic vitality within an 82-block area known as the Metro Everett Area (depicted in attachment A).
- C. The City respects private property rights and wants to work cooperatively with property owners in the Metro Everett Area.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

**Section 1. Findings**

The City Council makes the following findings:

1. The Metro Everett Area meets the definition of a "blighted area" under chapter 35.21 RCW in that there are properties within the area at which one or more of the following factors are present: "substantial physical dilapidation, deterioration, defective construction, material, and arrangement and/or age or obsolescence of buildings or improvements, whether residential or nonresidential"; "inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality"; "inappropriate uses of land or buildings"; "insanitary or unsafe conditions"; "deterioration of site"; "existence of hazardous soils, substances, or materials"; or "the existence of conditions that endanger life or property by fire or other causes".
2. The presence of any one of these factors or combination of these factors is "conducive to ill health or crime"; "substantially impairs the sound growth of the municipality or retards the provision of housing accommodations"; "constitutes an

economic or social liability”; and/or “is detrimental to the public health, safety, and welfare” in its present condition and use.

## **Section 2. Designation of Community Renewal Area**

The Metro Everett Area, depicted in Attachment A, is designated a Community Renewal Area pursuant to chapter 35.21 RCW.

## **Section 3. Community Renewal Agency**

Pursuant to RCW 35.81.150, the City Council elects to have the Council exercise community renewal project powers under RCW 35.21 and authorizes Administration to prepare a Community Renewal Plan for approval by the Council and to coordinate and administer the approved plan.

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Councilmember introducing resolution

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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Council President



## Community Renewal Area Boundaries



